

WARREN COUNTY BOARD OF SUPERVISORS

COMMITTEE: PLANNING & COMMUNITY DEVELOPMENT

DATE: JUNE 29, 2006

COMMITTEE MEMBERS PRESENT:

Supervisors	Stec	Representing Planning & Community Development Department:
	Belden	Patricia Tatich, Director
	Gabriels	Wayne LaMothe, Assistant Director
	Monroe	Laura Moore, Planning Associate
	Champagne	William Thomas, Chairman
Committee Members Absent:		Joan Sady, Clerk, Board of Supervisors
Supervisors	Tessier	Trish Nenninger, Second Assistant County Atty.
	Mason	Supervisor VanNess
		JoAnn McKinstry, Confidential Secretary,
		Commissioner, Administrative & Financial Services
		Kate Hogan, District Attorney
		Robert lusi, Director, Probation Department
		John Wappett, Public Defender
		Amy Bartlett, Assistant County Attorney
		Katy Goodman, Secretary to the Clerk

Mr. Stec called the meeting to order at 10:33 a.m.

Motion was made by Mr. Gabriels, seconded by Mr. Champagne and carried unanimously to approve the minutes of the previous meeting, subject to correction by the clerk.

Privilege of the floor was extended to Ms. Tatich, and she distributed copies of her Agenda packet for the meeting to the committee members, and a copy of same is on file with the minutes.

Ms. Tatich commenced with review of the Pending Items list from the Clerk of the Board of Supervisors' Office. A copy of the list was included in the agenda packet.

Ms. Tatich proceeded with review of the Pending Items. She noted the first item was the status of possible solutions for housing rehabilitation program problems relative to funding the Mobile Home Replacement Program. She advised the State Office of Small Cities was still determining what to do with this matter and in the past two weeks the agency had lost its director so they were currently in chaos. Thus, Ms. Tatich advised she did not have any information on the matter so the item would be carried forward to the next meeting.

Pursuant to Pending Item No. 2 vacancy on the County Planning Board from the Town of Queensbury to fill the unexpired term of Thomas Haley, resigned, Ms. Tatich advised Mr. Stec

had recommended a prospective candidate for the appointment who was Arthur Gottlieb. She stated in keeping with their process to interview and request a letter of interest from any prospective candidates for the board they had met with Mr. Gottlieb yesterday and a copy of his letter of interest in the appointment was included in the agenda packet. Ms. Tatich advised based on the interview and the aforementioned letter they would recommend that Mr. Gottlieb be appointed to the County Planning Board and she requested approval of the necessary resolution to appoint him.

Motion was made by Mr. Gabriels, seconded by Mr. Champagne and carried unanimously to approve the aforementioned request, as presented, and to authorize the necessary resolution for the next board meeting. A copy of a resolution request form is on file with the minutes.

Ms. Tatich noted the next item concerned the status of the Abbreviated Consolidated Plan update. She advised they would not be working on the update until fall so it could remain as a pending item or they would just pick it up in the fall. Mr. Stec suggested the Pending Items list should be amended to reflect that the item would be revisited at the September 2006 committee meeting; and Ms. Tatich concurred.

Ms. Tatich stated Item No. 4 was that Mr. Dusek, the County Attorney, was to research the issue of a not-for-profit having a Corporation for the rights to the name *The Last of the Mohicans* show. She stated she had not discussed this item with Mr. Dusek.

Privilege of the floor was extended to Trish Nenninger, Second Assistant County Attorney, and she advised she had not spoken to Mr. Dusek on this question either but she could find out for the next committee meeting, if that was necessary. Mr. Stec responded it was not necessary and he felt it was more of a curiosity question by Mr. Tessier so there was not any pending emergency about it. Ms. Nenninger said she would have a reply for the next meeting.

Concluding the Pending Items list, Ms. Tatich stated Item No. 5 was that the department was to put together a time line for the committee members' review and approval on what the County and Town would do for the Outdoor Drama project. She advised they would probably undertake this project after the Institute of Outdoor Drama's update to their Report on the proposed site for the Outdoor Drama has been completed and they know what all the issues are concerning the proposed site. Thus, Ms. Tatich said the item could be held until the update has been completed. Mr. Stec asked if they had any idea when that would be. Ms. Nenninger confirmed for Ms. Tatich that the contract specified two months. Mr. Stec recommended that the Pending Items list reflect that this item would also be picked up in September.

Ms. Tatich proceeded with review of the Committee Actions: Resolutions and Requests agenda items. Pursuant to the first item she requested approval of a resolution to amend Resolution No. 295 of 2005 to add language to clarify that the source of various matching funds for the First Wilderness Heritage Corridor Plan were from the existing Capital fund, force account activities from Towns and the County and the department's A.8029 budget code.

Mr. LaMothe spoke briefly on the request. He apprised that traditionally the committee and the Board of Supervisors have appropriated \$20,000 per year in the department's A.8029 budget code to use as matching funds for this program. In addition, he said the force account activities from the local Towns and the County are eligible as matching funds. Mr. LaMothe stated the request to clarify these sources was pursuant to discussion with Ms. Nenninger.

Motion was made by Mr. Champagne and seconded by Mr. Monroe to approve the aforementioned request, as presented.

Mr. Belden entered the meeting at 10:40 a.m.

Mr. Stec reviewed the discussion on the request for Mr. Belden's information.

Mr. Stec called the question and the motion was carried unanimously. The necessary resolution was authorized for the next board meeting. A copy of a resolution request form is on file with the minutes.

Ms. Tatich noted the second item concerning the appointment to the Planning Board had already been taken care of.

Concluding the Committee Actions: Resolutions and Requests items, Ms. Tatich requested approval of an interfund transfer in the amount of \$600 in the CD63 budget code. She stated the funds were needed to purchase a shredder.

Motion was made by Mr. Champagne, seconded by Mr. Belden and carried unanimously to approve the aforementioned request, as presented, and to refer it to the Finance Committee. A copy of the interfund transfer is on file with the minutes.

Ms. Tatich proceeded with review of the Planning General: Project Updates and Discussions agenda items. The first item, she noted concerned the Outdoor Drama Project. She stated in connection with the aforementioned update to the Institute of Outdoor Drama's Report on the proposed site for the outdoor theater, the Director of the Institute and their architect will be coming to the County on Monday, July 10th to visit the proposed site. Ms. Tatich said in preparation for the site visit they had been going through the contractual process and Mr. LaMothe had sent them some maps of the site to review ahead of time. She stated they hoped a small contingent of interested supervisors would participate in the site visit and a short follow-up meeting. Ms. Tatich advised they would only be here for the one day. Mr. LaMothe added the site visit would be held rain or shine.

Discussion ensued on the visit. In reply to Mr. Stec's query on the time it would occur, Mr. LaMothe said he would commit the visitors to 10:00 a.m. Mr. Stec advised he would like to participate, but he was a member of the County Traffic Safety Board and that meeting was also scheduled that day at 10:30 a.m. Mr. LaMothe advised the director's usual format for site visits

has been to make the visit in the morning, have a lunch meeting to discuss the visit and then probably meet again between 4:00 p.m. and 6:00 p.m. to discuss their findings about the site. He noted they would write the update to the report when they returned to their offices.

Mr. Stec asked if perhaps the Traffic Safety Board meeting could be rescheduled. Mr. Belden said he also was a member of the Traffic Safety Board. At the conclusion of further discussion on the meeting/site visit schedule, it was the consensus of the committee members to ask to have the Traffic Safety Board meeting moved to 9:30 a.m. Mrs. Sady, Clerk of the Board of Supervisors, stated that would be done. Mr. LaMothe agreed to arrange the site visit for 10:30 a.m. Ms. Tatich stated the supervisors could come to the Planning Department and they would all go from there to the site (in the Village of Lake George).

Next, Ms. Tatich spoke on the Access to Home Program (Planning General Item No. 2). She advised the County Local Development Corporation (LDC) had been awarded a grant under the program which she felt would soon relate to the County. Ms. Tatich explained she understood that the State Legislature had passed a bill that would enable the program to receive applicants from municipal entities. However, she said a lot of other language was added to the bill and now it has to be reviewed by the Governor's staff and the Governor has to sign it. That could take 30 - 60 days or more, but it was hoped the Governor would sign it before he leaves office, she added.

Continuing, Ms. Tatich stated they hoped they could launch this effort because the award would be coming through in September. She said they had planned to take some action on the award at this meeting to say that the County would accept the grant if it came forward. However, she said they decided they should not do that until they got some direction from the New York State Housing Trust Fund Corporation. Ms. Tatich said they had e-mailed the Trust Fund for information and the agency knows the department was interested in moving the program along. However, she said the situation could become complicated if they found out the Legislature said the LDC would be given a certain amount of administrative funds.

Ms. Tatich explained if that occurred then the department would have to decide whether or not to proceed and use the funds they had and not be concerned about the administrative funds. Or, she said should a deal be made with the Trust Fund to return the funds and reapply so they could receive the administrative funds. She explained the intent was to have Mr. LaMothe, and department staff members, Martin Fitzgerald, Construction Cost Coordinator, and Glenda Benware, Office Specialist, administer the program. Thus, she said at least they would be receiving some income against the services they would be providing. Ms. Tatich noted she thought that decision was to be made, but if they did not start the program until late fall that would carry it forward into 2007. Ms. Tatich concluded she felt they should wait until they receive more firm direction from the Trust Fund Corporation on the program.

Dialogue ensued between Mr. W. Thomas and Ms. Nenninger on the issue. Mr. W. Thomas asked if the department had initiated this proposed legislation. Ms. Nenninger advised that was not the case and they had been watching it for a couple of months to see what happened with it.

She noted it seemed it was moving along. Ms. Nenninger said she would look into what the structure of the proposed legislation was so they would be ready to go with whatever format would work for the County. She said she would bring the information back to the committee at the next meeting. Ms. Tatich advised the Housing Trust Fund Corporation initiated the legislation. However, she said although the Main Street Program was supposed to be included in the proposed legislation, that did not occur and she did not know why.

Ms. Tatich noted Planning General Item No. 3 concerned the Lake George Loop Corridor Management Plan. She noted they had draft copies of the plan for the committee members' review. Ms. Tatich said Ms. Moore, the department's Planning Associate, would speak on the Corridor Plan. Copies of the plan and a cover letter were distributed to the committee members, a copy of which is on file with the minutes.

Privilege of the floor was extended to Ms. Moore, and she recalled the plan was for the State Scenic Byway designation project. She advised she had worked with the County Information Technology (IT) Department to put the plan on a blog site in hopes that the members of the Local Action Committee that oversees the progress of the designation would be able to comment on it. Ms. Moore noted they also wanted anyone else who would be interested in the comments to be able to view them on the site. Although, Ms. Moore said there have been some technical difficulties with the blog, she has received some comments back on it. She said she also had some cd's which would provide the staff with a summary and website link for the plan.

Ms. Tatich stated Planning General Item No. 4 was an update on assistance provided for the implementation of an MS4 grant which Ms. Moore would also discuss. Ms. Moore referred the committee members to a copy of a letter from the Lake Champlain-Lake George Regional Planning Board on the grant that was included in the agenda packet. She advised the grant was for municipal stormwater separation systems and it was awarded to the City of Glens Falls and it included primarily the Town of Queensbury and the City. However, Ms. Moore said she wanted all the committee members to know about some of the services the Warren County Soil & Water Conservation District would provide under the grant because there was the future potential that the areas not designated as MS4s could be brought on board by the State DEC. The letter outlined the education efforts and services, she added.

Discussion ensued as Ms. Moore responded to questions from the committee members on various aspects of the grant. Pursuant to Mr. Champagne and Mr. Stec's queries on specific drainage problems in the Town of Queensbury in the Quaker Road area, Ms. Moore said she would check with Soil & Water to see if there was any way they could assist the Town in that particular area through the grant. At the conclusion of further discussion on what the grant covered, Ms. Tatich stated the department had been involved with several grants which they did not originate so they were not directly responsible for administering them. However, she said Ms. Moore has been the link to the people who did administer them.

Mr. Stec spoke on a recent issue that had come up that involved both the Town of Queensbury

and the Town of Lake George. He noted there had been some newspaper articles about the issue which was the cutting of timber for a logging road on the side of French Mountain by a property owner. Mr. Stec asked if there was a role, either formal or informal, that the Planning Department or any agency in the County should or would want to be involved in concerning the question of whether violations had occurred. He stated if there have been violations the question was were they against the Adirondack Park Agency (APA), DEC or the Towns.

Mr. Belden said he was aware that the Lake George Park Commission hoped to get regulations passed before the end of the year that would prohibit logging on steep slopes, etc., in the Lake George Basin. However, he said he did not know if the proposed rules would involve the towns around the Lake that are not in the Basin. Mr. Gabriels noted he had seen some information that he thought was from the Department of Agriculture relative to needing that agency's approval for any timber harvesting. Mr. Monroe commented he thought any such activity should be done in consultation with the Empire State Forest Products Association because they have very knowledgeable experts and they would be most affected by logging activities.

Mr. Monroe stated he felt there was not a regulatory role for the County in the French Mountain issue as it was more a town and Environmental Protection Agency (EPA) issue than a County one.

Mr. Stec discussed the issue of the number of entities that exist that concern Lake George. He noted it seemed from his conversations with these entities that they believe they know what the problems are with the Lake and which ones are the most serious. Mr. Stec stated it seemed there was a good body of work for codes under a lot of different organizations i.e., the Park Commission, APA, DEC and the Towns and it was thought there were enough regulations in place and it was a matter of enforcement efforts. He acknowledged some of the committee members would know the issues concerning the Lake more than he did. However, Mr. Stec said from what he had heard the thought was that the Park Commission already had a lot of jurisdiction and basically had the authority to cover Lake issues and that instead of continuing to do studies and paperwork they should try to get the State to fund more enforcement positions on the Lake. He asked if the committee members would agree with that and if they did, what could the County do to try to obtain funding to hire more people to enforce the regulations that already exist.

Mr. Belden responded he did not think the Park Commission was an enforcement agency and when they had problems concerning the Lake they turned them over to DEC or another agency. Mr. VanNess advised the Commission could enforce some statutes, but they did work hand and hand with the DEC. He stated the two agencies worked hard to address problems immediately. Mr. Stec asked if they needed more people. Mr. Stec reiterated it seemed there were enough regulations and agencies involved but the enforcement issue was the problem.

Mr. Champagne commented he felt despite all the studies of the Lake that had been done over the years and the existing regulations the problem was that no one had ever put together a list of priorities of what affected the Lake the most. He commented there were enough policing

agencies and probably enough support staff in place to do the work, but what the most serious problems were and where to start to deal with them had not been identified. Mr. Champagne recalled at one time someone had been hired and he thought there was a centralized agency to bring all the Lake-related agencies together. However, he said he did not know where that person was now. Mr. Stec advised the person was David Decker.

Mr. Belden stated Mr. Gabriels and he were very active in the centralized agency and Mr. Stec had attended a few of the meetings. He noted the agency included The Lake George Association (LGA), the Fund for Lake George and DEC. Mr. Belden stated he thought all the members of that agency should be brought together and funds would be needed for the enforcement work so they should talk to the State about that. However, he noted the question of which organization should be the lead agency would also need to be decided.

Mr. Stec agreed. He noted the aforementioned issue concerning French Mountain was only a small example of the problems because it did not involve as many other players as there are on the Lake. Mr. Stec stated he felt although the various agencies did want to act to protect the Lake, there was genuine confusion about whose turf was whose. If, he said there was just one organization that had the authority to enforce the regulations it would be like one-stop shopping on Lake issues.

Continuing, Mr. Stec noted he had been told by many people that they thought the Lake George Park Commission was the agency that had that authority. Mr. LaMothe advised the question of what agency enforces the rules was determined by which rules were violated. For example, he said the Park Commission cannot enforce the Town of Queensbury's code. Mr. Stec noted it was hoped that through the Albany Law Review Report everyone would be brought to some common ground on a lot of the standards. Mr. Stec concurred with Mr. Belden that the Albany Law Review Report had not been received yet. Mr. Belden commented the report issue had been going on for two or three years. Mr. Stec noted that was an issue for the Watershed Conference. Regarding Mr. Decker, Mr. Belden said he was paid by the Fund for Lake George so the issue should go back to him. He noted each town is responsible for its own regulations but some government agency should be in place that would stop such actions as the timber cutting before the person ended up being put in jail.

Mr. Gabriels said he would agree with Mr. Champagne about all the studies, etc. He advised a study of the water quality of Lake George over a 20-year period was done under a contract with the Department of State with the Town of Bolton acting for the Watershed Conference. The report on the study was due in 2001, but Mr. Gabriels said it still had not been issued. He noted he was not sure if the quality of the water had diminished because it was still clear and fresh.

Mr. Stec stated the delay in that report tied into his question of what could be done today to address situations like that relative to Lake George. For example, he said could the Chairman of the Board of Supervisors be asked to write a letter on the matter. Mr. Gabriels responded he keeps asking Mr. Decker where the report is. He explained the data was funded by the Fund for

Lake George and the Fresh Water Institute was supposed to do the study. In reply to Mr. Stec's query if he was concerned about what the report would say, Mr. Gabriels said for the record he did not know what the problem was but the report had not been received.

Mr. Stec asked if the committee members wanted to ask Mr. W. Thomas, to write a letter to Mr. Decker concerning the report.

Motion was made by Mr. Monroe and seconded by Mr. Belden to authorize Mr. W. Thomas to write a letter to Mr. Decker asking for either the report or the status of its preparation and the reason it had not been completed.

Mr. W. Thomas noted he believed the County had a committee to address lake issues and, he asked if they should be informed of this situation. Mr. Stec acknowledged there was a committee. Mrs. Sady advised it was the Warren County Lakes Committee and that Supervisor Bentley was the Chairman and Mr. Gabriels and Mr. Belden were also members. Mr. Belden noted that committee dealt with all the lakes in the county.

Regarding the considerable number of agencies involved with Lake George issues, Mr. Stec commented with all the studies that have been done on the Lake it seemed they should be able to say what the number one issue was. Then, he said they should know which agency had authority over the issue and they should be pressed to take care of that issue. Ms. Tatich noted one of the problems was healthy distrust among the agencies that the data being collected was not reliable but the members of the agencies felt there were problems and they would tell the agencies to find the problems.

Mr. LaMothe recalled at one time any proposed study projects had to be reviewed through a State clearing house in order to receive public funds to do the studies. That agency also looked at overlap by the different agencies, he added. Mr. LaMothe advised the clearing house did not exist anymore. However, he asked if Mr. Decker and the organization he is in should act as a clearing house or was that their role.

Mr. Stec stated if the committee members did not object, he would like to ask Ms. Tatich, Mr. LaMothe and Ms. Moore to discuss with any of the Lake-related agencies they felt could provide input on the various problems concerning the Lake and to report their findings back to the committee. He noted in particular he would be looking to see where time was being wasted on these issues and what report might already exist that would mean a large share of the work could be started. Mr. Stec said he did not have a time line on the request and he did not want to have meetings or another Watershed Conference or anything like that. He commented he thought the County should be the steering agency concerning the Lake because as a government, on paper it had more clout than the various agencies did.

Mr. Gabriels suggested perhaps the Park Commission should take over some responsibilities for enforcement of upland development issues around the Lake. Mr. VanNess said he thought the

Commission already had authority in that regard, and he noted they had stopped some construction in Pilot Knob because of the issue of stormwater going into the Lake. He advised that Michael White, the head of the Park Commission, would be a source of a lot of information for the Planning Department staff's aforementioned report. Mr. Gabriels noted the question was whether the Commission or DEC had the authority in upland projects.

Mr. Champagne suggested Mr. Decker be invited to the next meeting of this committee and that he be asked to inform the supervisors on the status of where all the different agencies were on the Lake relative to studies, etc. Mr. Stec concurred, and he asked that it be a joint meeting with the Warren County Lakes Committee. In addition, he asked that Mr. Decker be advised before the meeting what the committee members wanted to know and that they would like some recommendations on what direction the County should take. Mr. Stec concurred with Ms. Tatich's suggestion that the request to Mr. Decker be tweaked to include some inventory and background work in terms of identifying who the players are and to ask them the status of their current reports and what he believes the issues are and how much time he spent investigating them.

Ms. Hogan, Mr. Lusi and Mr. Wappett entered the meeting at 10:20 a.m.

Mr. Stec expressed concern that Mr. Decker did not have the enforcement authority or to get the tasks he is given to do done. Mr. Monroe suggested there should be a procedure for Mr. Decker to report to the County on a regular basis. Regarding the question of who he reported to, Mr. Gabriels said he reports to Kevin Millington, who in turn reports to the Secretary of State. He recommended that a representative of the Department of State be invited to the aforementioned joint committee meeting. Ms. Tatich agreed to invite a representative of the Department of State. Mr. Belden recommended that the joint committee meeting be held separately from the regular Planning & Community Development Committee meeting because of the time that would be needed for the discussion.

Motion was made by Mr. Belden, seconded by Mr. Champagne and carried unanimously to authorize Mr. Stec to write a letter to Mr. Decker to invite him to the meeting and advise him of what the committee wanted to know. Mr. Stec and Ms. Tatich agreed that she would write the letter for Mr. W. Thomas's signature.

Mr. Monroe spoke on another issue concerning water which he said concerned beaver dams on private property. He noted perhaps the committee members had seen the recent newspaper story where a beaver dam washed out a town road in the Town of Chester which had caused a car accident. Mr. Monroe said beaver dams on Town or County roads are removed and he did not know if the Town or County had any authority to remove them from private property. However, he said he had not looked into the question. Mr. Monroe noted he had brought the issue up because of the serious flooding that can be caused when such dams wash out. Mr. Stec advised the Town of Queensbury's Attorney was researching a similar issue that concerned privately owned infrastructure that is not maintained that is causing problems on Town roads. He stated the attorney's first thought was that the Town Highway Superintendent does have a lot of authority

to go on private property in cases where something is occurring that is impacting the public's infrastructure. Mr. Stec said he thought the County Highway Superintendent also probably had such authority. He noted the case in Queensbury concerned a culvert on private property that had not been cleaned out.

Ms. Bartlett entered the meeting at 11:25 a.m.

Review of the agenda resumed, and Ms. Tatich announced that on Friday, June 30th the department would be participating in an event being held in North Creek to celebrate some forthcoming projects that are starting there that they had been involved with. They were preparing some displays of their programs and projects, she added. (Agenda Item No. 5).

Mr. LaMothe spoke on Agenda Item No. 6 relative to a State grant award for a GIS records management project. He recalled that earlier in the year the County had applied for a SARA (State Archives Records Administration) Program grant in the amount of \$110,000. He apprised they have been notified by telephone that they have been awarded \$96,250. However, Mr. LaMothe said the award letter has not been received yet so they do not know what items were cut out of the request. He noted at the next committee meeting they would probably be ready to request the resolutions to accept the grant, etc. However, Mr. LaMothe explained if the award letter and list of items was received between now and the next meeting the committee members should be aware that they would prepare and release a Request for Proposal (RFP) for services under the contract which is part of the program. He noted they were hesitant to ask to create a capital fund at this point until they have the list of items for the grant.

Relative to the aforementioned site visit for the outdoor drama, Ms. Tatich asked if only the supervisors on this committee should be invited or should all of them be invited. Mr. Stec stated all the supervisors should be invited. Mr. LaMothe queried if there was a legal issue involved that such a gathering might be considered a public meeting. (Note: Subsequent to the meeting, the Clerk of the Board of Supervisors' Office sent out a meeting notice regarding the site visit).

Mr. Monroe announced that the State would be holding a grand opening for Scaron Manor on Friday, July 7th at 11:00 a.m. at that location. He noted Mr. LaMothe and Ms. Tatich had a great deal to do with that project and he would like them to attend. He also invited any of the committee members who would like to do so to come.

Mr. Monroe reported in connection with affordable housing issues in the Adirondacks, Senator Elizabeth Little had succeeded in obtaining \$1 million in funding. He advised a steering committee had been formed which he had been asked to sit on and they met last week. Mr. Monroe noted the committee also included some housing professionals, government representatives, the head of the HomeFront organization, and a representative of Adirondack Community Trust. He stated what they were discussing now was how best to spend the money to get the most impact from it. Mr. Monroe noted they felt it did not make sense just to use the funds to build units because they would only be able to build a small number of them. He advised one of the big problems with

building such housing in the Adirondacks was the lack of sufficient density for that type of housing. Thus, he said he thought the steering committee would look at possible zoning changes in Towns that want to do that and at APA zoning. Mr. Monroe noted they are also discussing whether the structure should be a public authority or a not-for-profit. As, he said it would take a long time to set up a public authority and they want to move quickly, initially the structure would likely be an existing not-for-profit which probably would be Essex County Housing.

Mr. Monroe advised he would like to have input from the Planning Department on affordable housing. Perhaps, he suggested the County should ask to have a representative of the County be a member of the aforementioned steering committee besides himself as he was not an expert on housing issues.

Mr. LaMothe commented he and Mr. Monroe have previously discussed the fact that in the past eight years or so the State had acquired 6000,000 acres of land in the Adirondack Park for which no development rights had been transferred. He noted he had spoken to a representative of the APA and asked him what if the development rights for those acres were transferred and the reply was that the ability to build 12,000 housing units was lost with those acres. Mr. LaMothe noted he had suggested this property density be put into an affordable housing package and the agency was receptive to the idea.

Mr. Monroe said the steering committee had also discussed that issue. He advised Senator Little had recently introduced a bill in the Legislature to do that. However, he said there was a representative on the steering committee of the Adirondack Council and the Council is opposed to transferring development rights on lands lost through the State's purchases. Although, he said the Council has said they would agree to transferring those rights lost due to conservation easements. Mr. Monroe cautioned that the transfer of development rights had to be looked at very carefully because if it was done between municipalities it could create shifts and losses in the tax base. He reiterated the suggestion that the County should ask to have a seat on the steering committee for someone from the Planning Department.

Motion was made by Mr. Gabriels, seconded by Mr. Belden and carried unanimously that the Planning & Community Development Committee request that the County seek representation on the steering committee on affordable housing issues. Mr. Belden advised the request should be sent to Senator Little.

Ms. Tatich advised she understood that concurrent with what Senator Little was doing on this issue, Congressman Sweeney was also putting together a task force on housing issues in his district.

There being no further business, on motion by Mr. Gabriels and seconded by Mr. Belden, Mr. Stec adjourned the meeting at 11:35 a.m.

Respectfully submitted,

Katy Goodman, Secretary to the Clerk